### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

10 Bayview Street, Elsternwick Vic 3185

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,920,000	&	\$2,100,000

#### Median sale price

Median price	\$2,105,000	Hou	ise X	Unit		Suburb	Elsternwick
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525

propertydata

#### Generated: 31/10/2017 14:43

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart

Andrew James 03 9509 0411 0411 420 788





Rooms: Property Type: House (Res) Land Size: 363 sqm approx

Agent Comments

Indicative Selling Price \$1,920,000 - \$2,100,000 Median House Price September quarter 2017: \$2,105,000

ajames@hockingstuart.com.au

Completely contemporary behind a Victorian façade, this extensively renovated three bedroom home offers a smart, sophisticated and luxuriously finished family environment in a quiet cul de sac near leading schools, Harleston Park and the shops and eateries of Glen Huntly Road.

## **Comparable Properties**



 3
 2
 2
 2

 Price: \$1,975,000
 Method: Auction Sale
 2

 Date: 22/07/2017
 Rooms: Property Type: House (Res)

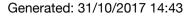
 Land Size: 458 sqm approx
 2

16 Allison Rd ELSTERNWICK 3185 (REI)

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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